

Building Massing and Heights

The site slopes down to the river (45' total) and provides the opportunity to develop great variety in the heights of buildings and the overall skyline. In general building heights will increase towards the water, although the apparent height of the buildings from the Hill East neighborhood will be diminished because of that slope. Building sites closest to 19th Street SE will approximately match the townhouse neighborhoods to the west in two to four story heights. The central section of the plan will be heights of four to seven floors with the tallest buildings reserved for the sites closest to the waterfront and the lower end of the Massachusetts Avenue District.

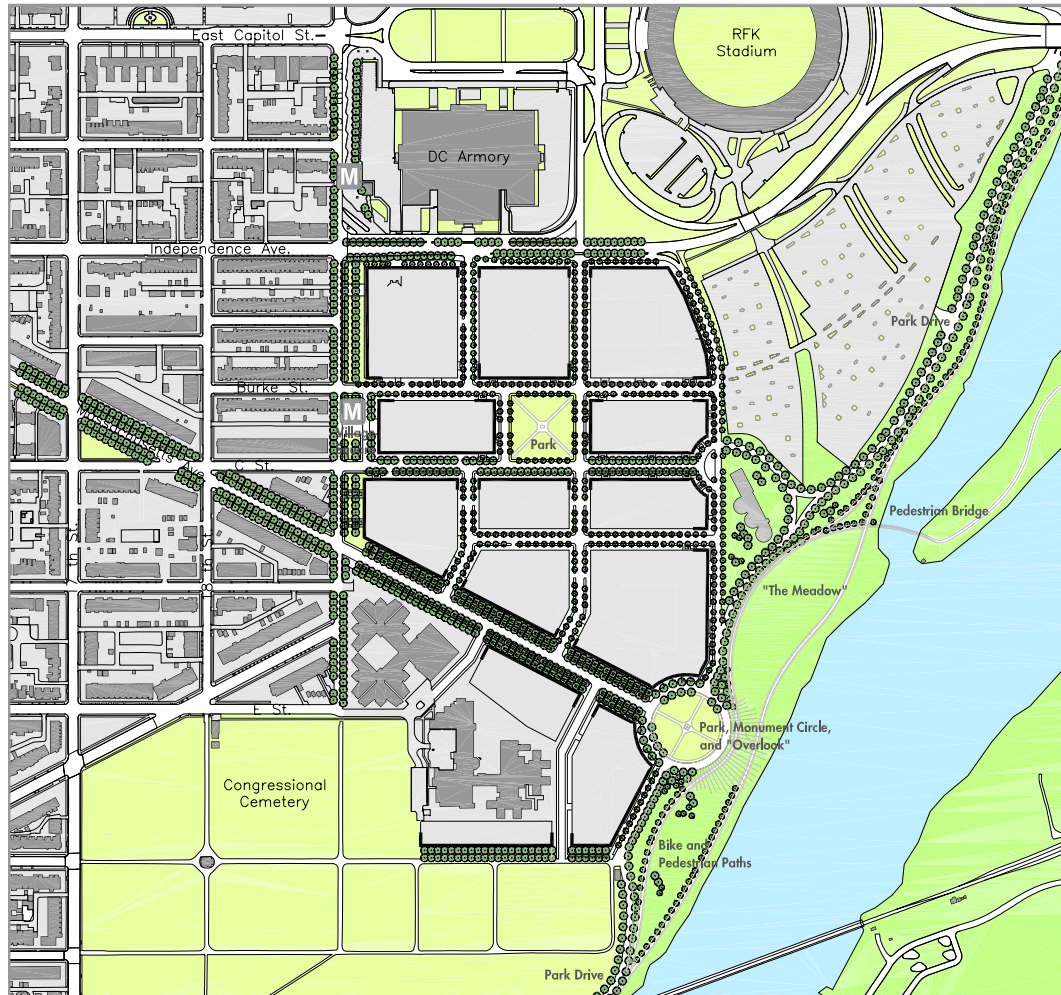
The heights are a range of heights in the area and the plan provides for a roofscape of great variety and interest.

Range of Building Heights

- 2-4 Story Buildings
- 4-7 Story Buildings
- 7-10 Story Building



0 100' 200' 500' 1000'



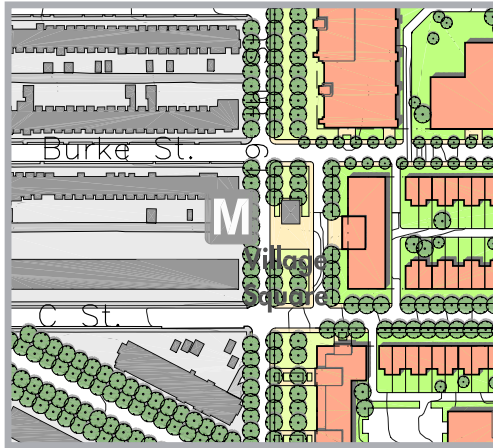
Public Open Spaces and Waterfront Park

The Draft Master Plan includes many public open spaces and public parks.

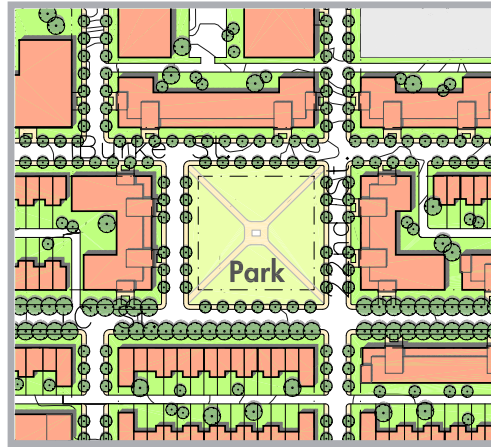
Since the Senate Park Commission Plan of 1902, Washington, DC has been graced by a grand park network of public green spaces large and small. The Anacostia Waterfront Initiative sees the enhancement of these public spaces as vital to the future of the city. Parks developed in this plan total approximately fifteen acres of new park space and range from neighborhood scale to a waterfront park that ties into the large network of parks and green spaces throughout the city.

The introduction of parks, some on National Park Service land at the waterfront, serves to provide passive and active recreation spaces in a area of the city with minimal parkland. New parks can also help to minimize the harmful effects of runoff and provide environmental healing.

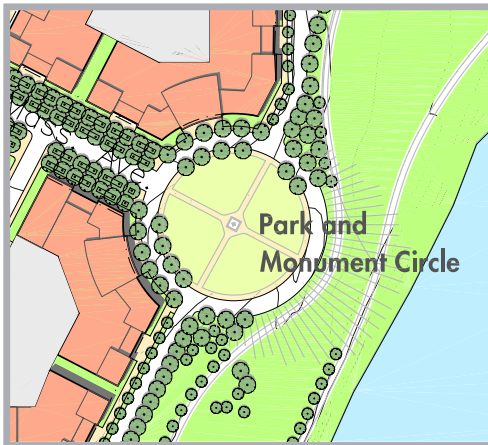
Set-back lines in the Draft Master Plan are also conceived to continue current set-backs in the adjacent Hill East neighborhood. These set-backs allow for the development of green 'front-yard' spaces and greatly increase the amount of landscaped space in the new plan.



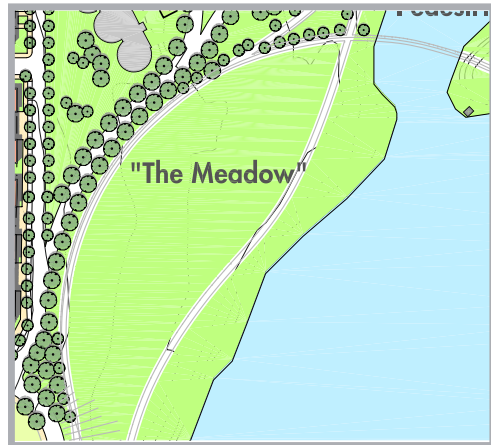
Village Square



The Park



Park, Monument Circle and the Overlook



The Meadow

Places

Places in the Draft Master Plan help to give identity, character and variety to the plan and a sense of how one place will be different from another. Each of the Places in the Draft Master Plan are conceived to be different and to help give variety to the neighborhood as well as contribute to orientation and way finding throughout the City. All of the Places in the plan support the overall vision and also address specific needs for open space of character and distinction.

Places in the plan include:

- **The Village Square:** The Square is a mixed-use center with neighborhood-scale retail at ground level with residential units above. The square is a vibrant place and is located at the center of the existing Hill East neighborhood and the new Hill East Waterfront. It is at the location of one entry to the Armory- RFK Stadium Metro stop
- **The Park:** The Park is a smaller version of the lush, green, neighborhood squares of Capitol Hill such as Stanton Park or Lincoln Park. It is tree-filled and primarily residential in character.
- **Park, Monument Circle and the Overlook:** These spaces provide an appropriate termination to Massachusetts Avenue, a significant location to view the river, and connect the tree-lined streets of the neighborhood to the Park Drive and the meadow on the new waterfront.
- **The Meadow:** The Meadow is a new waterfront park focused on the river and a place of both active and passive recreational activity. The Meadow embraces the river and provides much needed park space to the neighborhoods and the city. The place is also part of the system of open spaces and parklands along the banks of the Anacostia River.